

Date - 8/26/2025
Tenant No - 102970

PREIT STATEMENT

Make Check
Payable To:

WG PARK, L.P.
PO BOX 781490
Philadelphia PA 19178

From:

WILLOW GROVE PARK
2500 MORELAND ROAD
WILLOW GROVE PA 19090

To:

Claire's Boutique #5349
Attn: Rent Department
3 SW 129th Avenue
Pembroke Pines FL 33027

Tenant:

Claire's

Amount Remitted: _____
Remit top portion with payment.

DETAIL CHARGE

Willow Grove Park			Lease	28482 DBA:	Claire's	
Invoice Date	Due Date	Bill Code	Description	Charges	Payments	Balance
1/1/2013			Balance Forward			\$ -
8/31/2024	8/31/2024	ELEU	ELECTRIC 7/9/2024 - 8/6/2024	\$ 248.44		\$ 248.44
8/31/2024	8/31/2024	STAX	Sales tax 7/9/2024 - 8/6/2024	\$ 15.70		\$ 15.70
8/31/2024	8/31/2024	ELSF	Electrica 7/9/2024 - 8/6/2024	\$ 15.00		\$ 15.00
9/30/2024	9/30/2024	ELEU	ELECTRIC 8/6/2024 - 9/6/2024	\$ 261.75		\$ 261.75
9/30/2024	9/30/2024	ELSF	Electrica 8/6/2024 - 9/6/2024	\$ 15.00		\$ 15.00
9/30/2024	9/30/2024	STAX	Sales tax 8/6/2024 - 9/6/2024	\$ 16.49		\$ 16.49
10/31/2024	10/31/2024	ELEU	ELECTRIC 9/6/2024 - 10/8/2024	\$ 166.37		\$ 166.37
10/31/2024	10/31/2024	STAX	Sales tax 9/6/2024 - 10/8/2024	\$ 10.81		\$ 10.81
10/31/2024	10/31/2024	ELSF	Electrica 9/6/2024 - 10/8/2024	\$ 15.00		\$ 15.00
11/30/2024	11/30/2024	ELEU	ELECTRIC 10/8/2024-11/7/2024	\$ 338.91		\$ 338.91
11/30/2024	11/30/2024	STAX	Sales tax 10/8/2024-11/7/2024	\$ 21.09		\$ 21.09
11/30/2024	11/30/2024	ELSF	Electrica 10/8/2024-11/7/2024	\$ 15.00		\$ 15.00
12/31/2024	12/31/2024	ELEU	ELECTRIC 11/7/24-12/5/24	\$ 281.25		\$ 281.25
12/31/2024	12/31/2024	STAX	Sales tax 11/7/24-12/5/24	\$ 17.65		\$ 17.65
12/31/2024	12/31/2024	ELSF	Electrica 11/7/24-12/5/24	\$ 15.00		\$ 15.00
1/31/2025	1/31/2025	ELSF	Electrica 12/5/2024 - 1/7/2025	\$ 15.00		\$ 15.00
1/31/2025	1/31/2025	STAX	Sales tax 12/5/2024 - 1/7/2025	\$ 20.79		\$ 20.79
1/31/2025	1/31/2025	ELEU	ELECTRIC 12/5/2024 - 1/7/2025	\$ 331.48		\$ 331.48
4/2/2025	4/2/2025	RENT	RENT rev retro4/25	\$ (11,724.05)		\$ (11,724.05)
4/2/2025	4/2/2025	WATR	WATR rev retro 4/25	\$ (61.00)		\$ (61.00)
4/2/2025	4/2/2025	UTIL	UTIL rev retro 4/25	\$ (570.00)		\$ (570.00)
4/2/2025	4/2/2025	WATR	WATR retro 4/1/25-4/4/25	\$ 8.13		\$ 8.13
4/2/2025	4/2/2025	RENT	RENT retro 4/1/25-4/4/25	\$ 1,563.21		\$ 1,563.21
4/2/2025	4/2/2025	UTIL	UTIL retro 4/1/25-4/4/25	\$ 76.00		\$ 76.00
5/1/2025	5/1/2025	RENT	5/25 SPUTIL24.33,PdMR in error		\$ (12,355.05)	\$ (11,724.05)
4/2/2025	4/2/2025	WATR	WATR retro 4/4/25-4/30/25	\$ 54.90		\$ 54.90
4/2/2025	4/2/2025	RENT	RENT retro4/4/25-4/30/25	\$ 8,692.13		\$ 8,692.13
4/2/2025	4/2/2025	UTIL	UTIL retro 4/4/25-4/30/25	\$ 534.90		\$ 534.90
4/30/2025	4/30/2025	ELEU	ELECTRIC 3/12/2025 - 4/10/2025	\$ 205.29		\$ 205.29
4/30/2025	4/30/2025	STAX	Sales tax 3/12/2025 - 4/10/202	\$ 13.22		\$ 13.22
4/30/2025	4/30/2025	ELSF	Electrica 3/12/2025 - 4/10/202	\$ 15.00		\$ 15.00
5/1/2025	5/1/2025	UTIL	UTILITIES	\$ 594.33	\$ (570.00)	\$ 24.33
5/31/2025	5/31/2025	ELEU	ELECTRIC 4/10/2025 - 5/8/2025	\$ 229.92		\$ 229.92
5/31/2025	5/31/2025	STAX	Sales tax 4/10/2025 - 5/8/2025	\$ 14.70		\$ 14.70
5/31/2025	5/31/2025	ELSF	Electrica 4/10/2025 - 5/8/2025	\$ 15.00		\$ 15.00
6/1/2025	6/1/2025	UTIL	UTILITIES	\$ 594.33	\$ (800.86)	\$ (206.53)
6/30/2025	6/30/2025	STAX	Sales tax 5/8/2025 - 6/5/2025	\$ 16.52		\$ 16.52
6/30/2025	6/30/2025	ELEU	ELECTRIC 5/8/2025 - 6/5/2025	\$ 260.37		\$ 260.37
6/30/2025	6/30/2025	ELSF	Electrica 5/8/2025 - 6/5/2025	\$ 15.00		\$ 15.00
7/1/2025	7/1/2025	UTIL	UTILITIES	\$ 594.33		\$ 594.33
7/1/2025	7/1/2025	WATR	WATER	\$ 61.00		\$ 61.00
7/31/2025	7/31/2025	STAX	Sales tax 6/5/2025 - 7/8/2025	\$ 33.42		\$ 33.42
7/31/2025	7/31/2025	ELSF	Electrica 6/5/2025 - 7/8/2025	\$ 15.00		\$ 15.00
7/31/2025	7/31/2025	ELEU	ELECTRIC 6/5/2025 - 7/8/2025	\$ 542.06		\$ 542.06
8/1/2025	8/1/2025	UTIL	UTILITIES	\$ 594.33		\$ 594.33
8/1/2025	8/1/2025	WATR	WATER	\$ 61.00		\$ 61.00
AMOUNT DUE:						\$ (8,169.81)
Mechanics Lien Claim The Benmoore Construction Group						\$ 26,739.00
Total Due						\$ 18,569.19

113570

MECHANIC'S LIEN CLAIM**ORIGINAL**To the Clerk of the **Montgomery** County Office of the Prothonotary and all others whom it may concern:**Please Take Notice,** that**The Benmoore Construction Group Inc.**

as lienor(s) have and claim a lien on the real property for labor, service, equipment, or materials under 49 P.S. § 1301 of the PA Lien Law.

- (1) The names and address of the lienor(s) is
- The Benmoore Construction Group Inc.**

87 Old River Street, Hackensack NJ, 07601being duly organized and existing under and by virtue of the laws of the State of **NJ**

- (2) The owner of the real property is **WG Park LP**
and the interest of the owner as far as known to the lienor(s) is **FeeSimple**
- (3) The name of the party by whom the lienor(s) was (were) employed is:
Claire's Boutiques
- (4) The name of the party to whom the lienor(s) furnished or is (are) to furnish materials or for whom the lienor(s) performed or is (are) to perform professional services is:
Claire's Boutiques
- (5) The Labor Performed and Materials Furnished were:
Supplied and Installed HVAC Materials, Etc.

- (6) The agreed price and value of the labor performed and or value of the material furnished is:
- \$26,739.00**

- (7) The total amount claimed for which this lien is filed is:
- \$26,739.00**

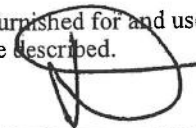
- (8) The time when the first item of work was performed was:
- 6/5/2025**

- (9) The time when the last item of work was performed was:
- 6/5/2025**

- (10) The property subject to the lien is situated in

**2500 Moreland Road, Willow Grove, Montgomery County,
State of Pennsylvania****PARCEL ID: 300014236404 Tax Map: 30117 014. Block: 117. Unit: 014
5307 263**

That said labor and materials were performed and furnished for and used, and that the professional services rendered were used, in the improvement of the real property hereinbefore described.

Dated: July 11, 2025

**Dillon Nash, as Agent of, as Authorized Signatory
The Benmoore Construction Group Inc.**
**REC'D MCSO MONTGOMERY PA
2025 AUG 19 A 8:50**

ORIGINAL

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IN WITNESS WHEREOF, on this 11 day of July, 2025, Dillon Nash the undersigned, Agent of The Benmoore Construction Group Inc., duly authorized, does solemnly and formally swear, declare, and make oath that the facts set forth herein are true and that the amount stated above is justly due to The Benmoore Construction Group Inc. as nearly as the same can be ascertained.

The Benmoore Construction Group Inc.

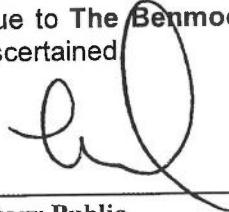
By: 

Dillon Nash
Agent
Authorized Signatory

STATE OF NEW YORK

COUNTY OF QUEENS

On this 11 day of July, 2025, duly authorized representative of The Benmoore Construction Group Inc. and signer of the foregoing Certificate, being duly sworn, personally appeared, before me, and, in his capacity as a duly authorized representative of The Benmoore Construction Group Inc., subscribed and made solemn oath to the truth of this Certificate and that the amount stated in this Certificate is justly due to The Benmoore Construction Group Inc. as nearly as the same can be ascertained.



Notary Public
My Commission Expires:

REC'D MCSO MONTICELLO, PA
2025 AUG 19 A 8:57

Mechanic's Lien

Claimant: The Benmoore Construction Group Inc.

87 Old River Street
Hackensack, NJ 07601
201-489-4466
Jeffrey Pittel, CEO

To:

WG Park LP
c/o Pret-Rubin Inc. - Att: Mgmt
2500 Moreland Road - 3rd FL
Willow Grove, PA 19090

Claire's Boutiques
Att: Susana Jimenez
2400 Central Avenue Road
Hoffman Estates, IL 60192

Notice of Lien

Amount \$26,739.00

Premises known as

2500 Moreland Road, Willow Grove, Montgomery County, State of PA

PARCEL ID: 300014236404

Tax Map: 30117 014. Block: 117. Unit: 014

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